

G. ZONING/LAND USE ISSUES

General Statement:

The Association recognizes the influence that zoning has on the quality of life for Loch Raven Village.

The Association seeks zoning that is appropriate for this area. The statements below reflect this; however, realizing both the need for a balance between residential and non-residential areas and changes in zoning classifications, each situation will be considered on its own merits as it arises.

The Loch Raven Village Board of Directors will oversee matters involving zoning and will determine the course of action to be taken by the Association on a case by case basis.

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The Association, through a Zoning/Land Use Committee, will monitor and examine closely requests for changes of zoning classifications on properties that are within or adjacent to Loch Raven Village that might have an impact, whether direct or indirect, on the quality of life currently enjoyed in Loch Raven Village. See the corresponding map for current zoning classifications.

The Association's goal is to maintain the residential quality of our community. The Association has carefully examined the area bordering Loch Raven Village and will raise some of the following issues as the 1992 Comprehensive Zoning Map process begins to unfold.

Zoning:

1. Some of the owners of the homes along Loch Raven Blvd., west of Loch Raven Blvd., from Putty Hill Avenue, to Mussula Road and homes in the first block of Mussula have been asking for R.O. zoning. The Association seeks to insure the existing residential nature of this area by maintaining the current zoning.

Recommendation: Retain current DR 5.5 residential zoning.

2. The single-family homes along Putty Hill Avenue from Loch Raven Blvd., west to Pleasant Plains and on Myamby Road. With the pressure from Putty Hill Avenue, the owners may eventually seek rezoning. The Association seeks to retain the current residential zoning classification.

Recommendation: Retain current DR 5.5 residential zoning.

3. The north side of the Joppa Road corridor (pictured below) from Drumwood to Danway Road is currently zoned R.O. The Association would like this zoning retained because of Loch Raven Village homes similarly fronting the south side of Joppa Road along this corridor.



Recommendation: The Association will work with Baltimore County to retain the R.O. zoning along this corridor. The Association has approached (January, 1991) and will work with Baltimore County to revise the current R.O. zoning classification to include a provision that would retain the current "family" structure building although permitting office use within the existing structure (Class A Office Building). The Association's proposed revision would require that the existing structure retain its current residential character in appearance, with no enlargement permitted to its exterior.

Development of these sites should be accomplished with adequate landscaping and buffering.

*see Attachment #3

Land Use - Existing:

4. The two shopping centers north of the Loch Raven Boulevard and Taylor Avenue intersection - east and west sides, both adjacent to Loch Raven Village.

The Association will work with the property owners and property managers to:

- a) establish a buffer using trees and shrubs between the commercial area and Loch Raven Village.
- b) explore the possibility of having better pedestrian access to the shopping center located east of Loch Raven Blvd.
- c) request that the properties be kept clear of trash.



Recommendation: Retain current B.L.C.C.C. zoning. The Association will work with the property owners/managers of these properties. The Association will work with Baltimore County to retain the existing usage, but will oppose efforts for additional growth or any variance for parking that would have a negative impact on Loch Raven Village.

5. The two shopping centers south of the Loch Raven Boulevard and Taylor Avenue intersection also impact Loch Raven Village.

Recommendation: Retain current B.L.C.C.C. zoning. The Association will work with the property owners/managers of these properties. The Association will work with Baltimore County to retain the existing usage, but will oppose additional growth or any variance for parking that would have a negative impact on Loch Raven Village.

The Association will work with property owners/managers in seeking to have their facilities maintained as well as encourage appropriate landscaping to lessen the commercial appearance of these shopping centers.

6. The 7-11 store on Pleasant Plains is located on the perimeter edge of Loch Raven Village. The store impacts (i.e. traffic and appearance - need for buffering) on this area of Loch Raven Village. Efforts need to be taken to minimize its current impact and to address future uses of this property.



Recommendation: The Association will work to establish a buffer of trees and shrubbery between the store and Loch Raven Village. In the event the current use of this property is changed, the Association will work with the current owner and Baltimore County to seek a use, through covenants, rezoning or an agreement, that would be compatible with the existing Loch Raven Village residences and agreeable to nearby residents.

Land Use - Future:

7. Hollenshade's Garage is located at the corner of Danway and Joppa Road. The Association supports its current use, but needs to address the potential future uses of this property.

Recommendation: Maintain current use. The current tree and shrubbery buffer should be maintained. In the event the property use is subject to change, the Association will work with the current owner and Baltimore County to seek a use, through covenants, rezoning or an agreement, that would be compatible with the surrounding residential area.

8. The Bendix property along LaSalle Road is currently being used as a parking lot for Bendix employees. The Association needs to address the potential future uses of this property.

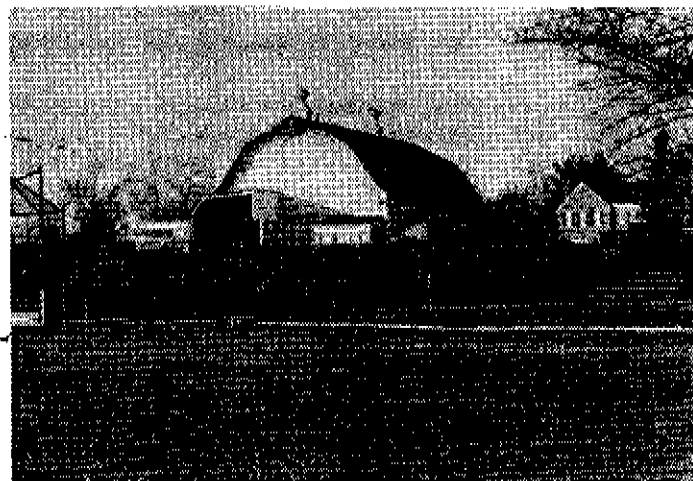
Recommendation: The Association would support a change in the zoning from ML-IM to, for example, DR 10.5. Whatever less intensive use is decided, it is imperative that a vegetative buffer be maintained between this area and Loch Raven Village.

9. The Association needs to address the potential future use of the other commercial property along LaSalle Road.

Recommendation: The Association supports current low office use of this property. The buffer between the commercial area and Loch Raven Village should be maintained. The Association will not support expansion that includes additional or higher buildings or the depletion of the existing parking capacity.

10. Towson Marketplace. Loch Raven Village and several surrounding neighborhood associations signed a joint agreement (Fall, 1988) with the owners of this mall limiting the commercial use of this property. The Association needs to maintain a good working relationship with the owners and monitor the agreement.

11. The Board of Education has a maintenance barn off Glen Keith Blvd. near Loch Raven Middle School. The Association should address the current physical condition of this property as well as consider the future use of this property in the event that the owner decides to re-locate this maintenance facility.



Recommendation: The Association would like to work with the Board of Education to improve the physical condition of this property and would like to retain the current DR 10.5 residential zoning of this property since Loch Raven Village borders this parcel.



12. The property (formerly Bendix and pictured above) bordering Taylor Avenue, the homes along Hillendale Avenue, Loch Raven Village homes on Edgewood Road and the athletic fields to the west, is currently zoned M.L. In the event the use is proposed to change, the Association will work with the current owners and Baltimore County to seek a use, through covenants, rezoning (less intensive use) or an agreement, that would be compatible with the residential area. The Association would also support a proposal to change the current zoning classification to a less intensive use.